



Appendices E-8, 11, 13, & 21

Detailed Neighborhood Design Plan

for

**Fisk-Meharry, Hadley-Washington,
McKissack Park & Watkins Park**

Adopted July 24, 2003

1. Introduction
2. Location and History
3. Structure Plan
4. Transportation Plan
5. Concept Plan
6. Land Use Plan
7. Details
8. Actions

Subarea 8: North Nashville

The Planning Department does not discriminate on the basis of age, race, sex, color, national origin, religion or disability in admission to, access to, or operations of its programs, services, or activities. The Planning Department does not discriminate in its hiring or employment practices. The following person has been designated to handle questions, concerns, complaints, requests for accommodation, or requests for additional information regarding the Americans with Disabilities Act: Josie L. Bass, Planning Department ADA Compliance Coordinator, 730 Second Avenue South, Nashville, TN 37201, (615) 862-7150. Inquiries concerning nondiscrimination policies other than ADA compliance should be forwarded to: Michelle Lane, Department of Human Resources, 222 Third Avenue North, Suite 200, Nashville TN 37201, (615) 862-6170.

1. Introduction

1.1 Intent of Plan

The Detailed Neighborhood Design Plan describes the vision for future development within the neighborhood and establishes the land use policy that supports the vision. The goals of the Detailed Neighborhood Plan created for *The Plan for Subarea 8: the North Nashville Community, 2002 Update* are as follows:

- Encourage and maintain a pedestrian friendly environment while minimizing the impact of the automobile.
- Encourage an appropriate mix of uses that are compatible and provide locations for neighborhood commercial services.
- Encourage an appropriate mix of housing types that are compatible and provide the opportunity for a mixed-income community.
- Encourage and provide locations for a range of public spaces for passive and active recreational use by the residents of the neighborhood.
- Encourage an interconnected transportation network for pedestrians, bicyclists, vehicles, and transit.
- Encourage new development to be sensitive towards and compatible to the scale, mass, materials, and architecture of the historical context of the neighborhood.

1.2 How to Use this Plan

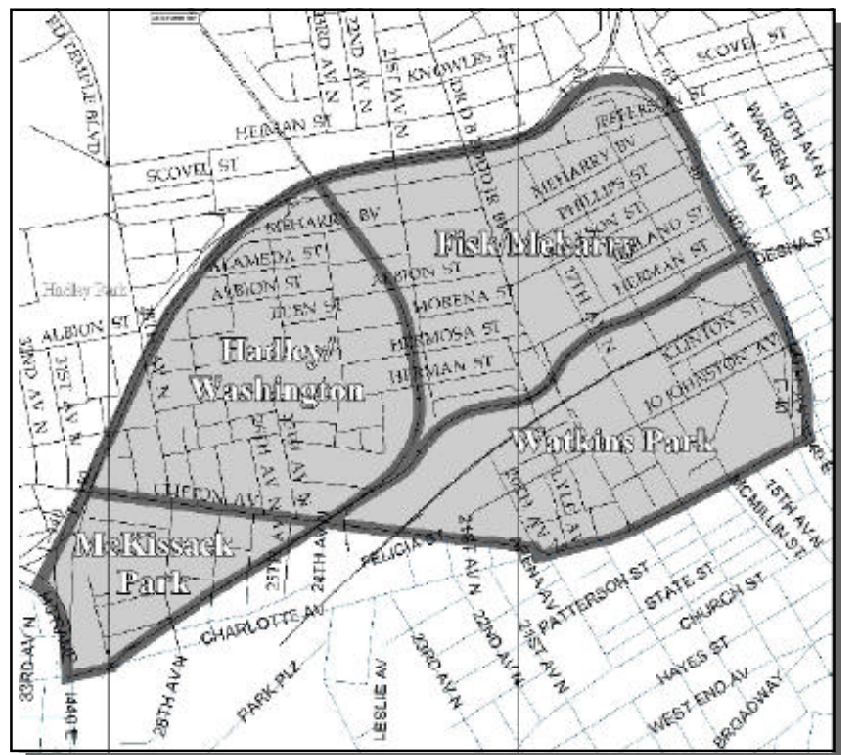
The Detailed Neighborhood Design Plan is a supplement to *The Plan for Subarea 8: The North Nashville Community, 2002 Update*. This plan will guide future development by distributing the appropriate land uses within the structure of the neighborhood. This plan includes the Structure Plan describing the various elements that make up a neighborhood, a Transportation Plan outlining existing and proposed transportation improvements, the Land Use Plan describing the character of each structural element, and details focusing on development scenarios that the policy would support. Developers interested in working in this neighborhood are encouraged to follow this plan in determining the appropriate location of all future development.

Detailed Neighborhood Design Plan for Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park

Fig. 1 (Right) Aerial view of Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park circa 2000



Fig. 2 (Right) Street map showing the neighborhood boundaries of Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park



2. Location and History

2.1 Location

Fisk-Meharry, Hadley-Washington, McKissack Park and Watkins Park are a cluster of neighborhoods located within the boundaries of Interstate 40 to the north, west and east and a line drawn following Charlotte Avenue, to Clifton Avenue to the Ashland City Railroad west back to Charlotte Avenue to the south (See Figures 1 and 2 on page 4). The cluster of neighborhoods fall just north of the boundary between the North Nashville Community (Subarea 8) and Subarea 10 that includes the West End and Church Street corridors in Midtown. The grid street network connects these neighborhoods with each other, downtown and the greater community

2.2 History

Settlers began moving to the North Nashville area west of 8th Avenue and near Jefferson Street when James McGavock began subdividing his large land holdings in the 1850s. Homes located in these areas were gobbled up by a previously underserved middle and working class population that had been priced out of housing in the city.

Few African Americans lived in the area prior to 1870. After 1870, however, the newly developed area offered housing out of the price range of most freed African-Americans, which led them farther west to what is now the Fisk-Meharry neighborhood along Jefferson Street. By 1880, Jefferson Street was home to a large number of African-Americans of all social classes. Many businesses started in the area to support the population in the vicinity of Jefferson Street. Most lots in this area were sold and developed between 1890 and 1900, which resulted in a densely populated neighborhood. The street car service along Jefferson Street allowed merchants and business people easy commutes to downtown.

As the large number of freedmen settled the city, education leaders assisted by the American Missionary Association/Kentucky-Tennessee Freedmen's Bureau, founded Fisk University. Once open in 1866, Fisk became the first institution of higher education of African Americans. The school completed the construction of Jubilee Hall in 1876, the nation's oldest edifice erected for the education of African American students.

In 1901, the city built its first park, Watkins Park. Under Jim Crow laws, it was established as a park for African Americans in the 1930s. During the 1920s the Fisk area maintained its status as a prominent neighborhood for African American residents. That status would remain through the 1950s. Jefferson Street continued to develop as a major commercial corridor during this time. While the area around Fisk and Jefferson Street prospered, the area along the railroad tracks and Charlotte Avenue area housed many of the poor residents of the city. Charlotte Avenue served as a symbolic border between the white and African American neighborhoods at the time.

Meharry Medical College was added to the neighborhood in 1931 after moving from South Nashville where it had first developed in 1876 as Central Tennessee College. Also in the 1930s, Nashville began building public housing after razing substandard housing in the areas that are now home to John Henry Hale and Andrew Jackson Court housing developments.

2. Location and History (continued)

During the 1950s and 1960s, residents and students from the Fisk area played important roles in the Civil Rights Movement. They participated in the early restaurant sit-ins, department store boycotts and other civil rights protests throughout Nashville. Thanks to their efforts, most restaurants, theaters and public places were fully integrated by 1964. North Nashville churches served as training grounds for the civil rights workers in the nonviolent movement.

The strong neighborhoods of the first half of the 1900s gave way to significant change in the 1960s and years following with construction of the interstate highway system and desegregation. Interstate 40 construction began during the 1960s and displaced hundreds of residents. The disruption and displacement continued a few years later with the construction of Interstate 265 (now called Interstate 65). Together these highways isolated parts of Jefferson Street and the Fisk area neighborhoods to the east and north. Desegregation in the 1960s opened an unprecedented number of doors for housing choices for African Americans. Many affluent and middle class African Americans moved to the suburbs and disinvestment in North Nashville followed. Over the next 30 years, smaller household sizes and an aging population, which were national trends, contributed to even fewer residents living in the area.

The area now faces tremendous opportunity. New investments are taking place on a daily basis along historic Jefferson Street. Fisk University and Meharry Medical College both seek to find places to allow their students and faculty to live closer to campus. Finally, planners from the Metro Planning Department spent over a year working on a vision for the area of North Nashville that has since led to this planning process. Many vacant lots and a new demand for center city housing are paving the way for the area to continue to experience revival.

3. Structure Plan

The Structure Plan identifies and establishes the different components of a complete neighborhood. Refer to the Land Use Plan Element (Fig. E-8A, E-11A, E-13A, and E-21A) for a map locating the Structure Plan Elements. Refer to Chapter 3 of the main document for definitions of Structure Plan Elements. Unless stated otherwise in this Detailed Neighborhood Design Plan, all multifamily, mixed-use, and nonresidential building types in “Neighborhood Center” areas shall be a maximum of two stories and such buildings in “Corridor Center” areas shall be a maximum of four stories. Following are the descriptions of structure plan categories.

3.1 Corridor Center (CC)

A Corridor Center typically occurs at the edge of a neighborhood on a heavily traveled street. These areas are envisioned as the commercial “Main Streets” for neighborhoods. The character of such arterials is decidedly different from the mostly residential streets within the neighborhoods. Corridor Center areas include a mix of service, convenience, and residential uses and are designed in a pedestrian-friendly manner. However, larger institutions and commercial services that demand automobile visibility also often locate along these busier streets.

Corridor Center covers the length of Jefferson Street in the study area as well as the street frontage property along Charlotte Avenue. Jefferson Street is the historic heart of the North Nashville community and includes a mix of uses. The Charlotte Avenue area includes mostly highway commercial uses, although it does include some residential and public benefit uses.

3.2 Neighborhood Center (NC)

The Neighborhood Center is the “heart” of the neighborhood and provides daily needs and services on a small scale. Housing, commercial uses, and open spaces provide a neighborhood-scaled mixture of uses. Vacant lots or under-utilized buildings and corners offer the opportunity to create a mix of higher intensity building types, such as attached homes, apartments, and mixed-use buildings. The Neighborhood Center area also incorporates small Open Space areas designated for public use.

The Fisk-Meharry and Watkins Park neighborhoods include no NC areas. The Hadley-Washington neighborhood and McKissack Park share a neighborhood center at the intersection of Clifton Avenue and 28th Avenue North.

3.3 Neighborhood Urban (NU)

Neighborhood Urban covers fairly intense areas that contain a significant amount of residential development, but that are overall mixed in use. NU policy is primarily concentrated in Watkins Park. A small section lining the southern boundary of the Fisk-Meharry neighborhood is NU. McKissack Park and Hadley-Washington include no NU areas. While the plan envisions this area to include many residential uses, it also envisions a mixture of uses providing for an eclectic mix. Neighborhood Urban recognizes that the light mixed industrial areas, commercial uses and residential uses can coexist in the same neighborhoods.

3.4 Neighborhood General (NG)

Neighborhood General covers areas with primarily residential character. They include a full range of residential housing types from well-integrated apartment buildings to single-family detached homes. NG includes a lower intensity residential character that will remain as such with the addition of new residences on vacant lots. Neighborhood General covers a majority of the McKissack Park and Hadley-Washington neighborhoods. It also covers most of the Fisk-Meharry neighborhood not included in the master plans for Fisk University and Meharry Medical College.

Detailed Neighborhood Design Plan for Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park

3. Structure Plan (continued)

3.5 Open Space (OS)

Open Space consists of civic institutions, parks and other buildings that support the Open Space. The plan recognizes the existing open space in all four neighborhoods and proposes new open space in the McKissack Park neighborhood near the intersection of Batavia Street and the Ashland City Railroad as well as in Fisk-Meharry on property now occupied by a parking lot at the intersection of Hermosa Street and D.B. Todd Boulevard. The plan also shows greenway trails along the Ashland City Railroad and connecting that greenway to the Bicentennial Mall and Cumberland River along a path adjacent to the northerly set of tracks that lead to the Mall.

3.6 Major Institutional (MI)

Major Institutional policy covers special districts that include large institutions and activities that are ordinarily ancillary to the principal use. The ancillary uses may include different types of residential development, offices and small scale convenience services supported by the primary institutional activity. The principal uses in this area include colleges and universities, major health care facilities and other large scale community services that do not pose a safety threat to the surrounding community. Fisk University and the Meharry Medical College (including Metropolitan General Hospital) fall in the MI category in the Fisk-Meharry neighborhood.

4. Transportation Plan

The Transportation Plan, shown in *Figure 4*, establishes and identifies all forms of transportation, existing or proposed, that should exist within a neighborhood. The Transportation Plan identifies locations for streetscape improvements as well.

Although not an integral part of the neighborhood transportation network, Interstate 40 forms the northern, western and eastern boundary of these four neighborhoods. The plan discourages expansion of the freeway system through these neighborhoods and recommends exploring sound barriers and enhanced crossings over the freeways. Following are descriptions of components of the Transportation plan

4.1 Arterials

Arterials link the neighborhood to adjacent areas, thus producing higher traffic volumes that must be balanced with alternative forms of transportation. Arterials in these neighborhoods include Charlotte Avenue, D.B. Todd Boulevard, and Jefferson Street. Charlotte Avenue N. forms part of the southern boundary of the neighborhoods and provides one of two major links to downtown.

4.2 Collectors and Civic-Open Space Connectors

28th Avenue North, portions of 24th Avenue North, portions of 17th Avenue North, portions of 16th Avenue North, Herman Street, Clifton Avenue, Jo Johnston and portions of Meharry Boulevard are civic connectors, streets that are recommended to receive enhanced streetscape design. The system created by these civic connectors provide connectivity within these neighborhoods for schools, parks, commercial, residential and employment centers.

4.3 Locals

Most of the streets within these four neighborhoods are local streets and should remain local streets, primarily serving neighborhood residents with limited through traffic.

4.4 Service Lanes and Alleys

Service lanes and alleys serve most of the blocks in these neighborhoods. Many service lanes and alleys are poorly lit and need additional lighting. Metro should pave the few unimproved alleys that exist and Nashville Electric Service (NES) should install lighting where it does not currently exist. Service lanes should continue to function in the middle of blocks, providing primary vehicular access to garages and trash collection.

4.5 Sidewalks

Sidewalks are plentiful throughout the neighborhood on both sides of the street. Sidewalk conditions vary throughout the neighborhood from good in some locations to poor in other locations.

4.6 Bicycles

Bike routes are most appropriate along the Civic/Open Space Connectors, because they will provide a safe, comfortable route between major neighborhood destinations.

4.7 Transit

Five Metropolitan Transit Authority (MTA) bus routes provide transit service to the four neighborhoods. These routes are Route 10 (Charlotte), Route 13 (West Nashville Croley), Route 19 (Herman), Route 25 (Midtown via Jo Johnston) and Route 29 (Jefferson). MTA data shows that

4. Transportation Network Plan (continued)

each route has significant ridership especially in the vicinity of the major land uses that are centered in the Fisk-Meharry neighborhood.

4.9 Streetscape Improvements

Arterials and Civic/Open Space Connectors will require specific streetscape improvements in the form of widened sidewalks and street trees, and pedestrian amenities. These streets will carry more pedestrian and bicycle traffic and should be made safe and comfortable. Streetscape improvements should incorporate public art.

4.10 Greenways

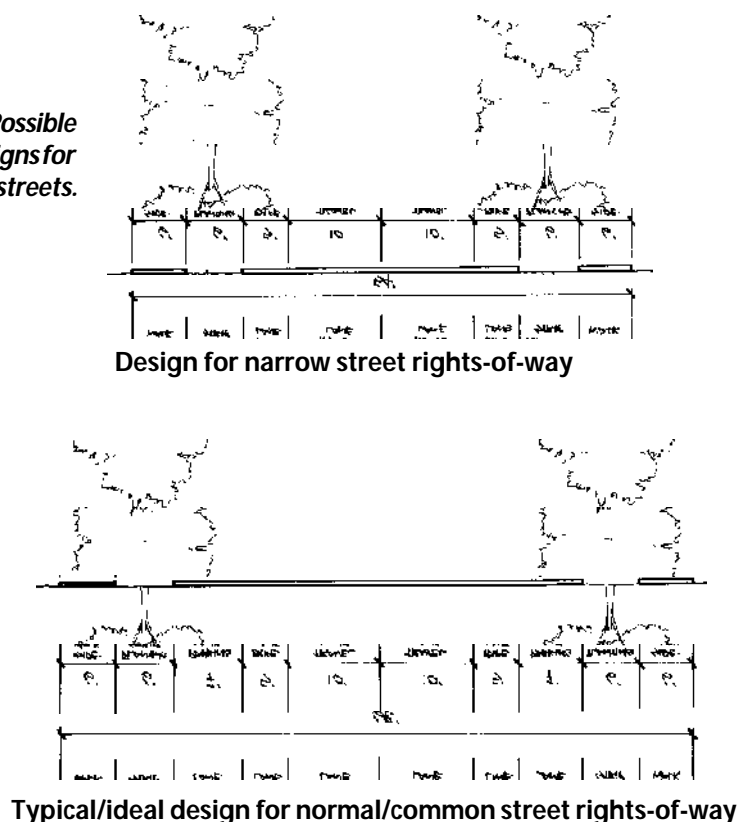
Greenways are linear parks and the plan proposes a greenway that would connect the neighborhoods to Bicentennial Mall along the railroad corridor as well as to connect to other North Nashville neighborhoods to the north along the Ashland City Railroad.

4.11 Traffic Improvements

Residents cited the need to reconnect the street system in the John Henry Hail Homes housing development as well as to extend Merry Street from its current dead end to Booker Street.

Plans for improvements to 28th Avenue North remain undecided. Neighborhood residents and business groups remain split on the what to do to this stretch of road. If the road is widened in the future, the design should include pedestrian friendly elements including wide sidewalks, street trees, bike lanes, cross walks, a median and narrow travel lanes.

Fig. 3 (Right) Possible streetscape designs for inchaned connector streets.



FISK-MEHARRY, HADLEY-WASHINGTON, MCKISSACK PARK & WATKINS PARK

DETAILED NEIGHBORHOOD DESIGN PLAN

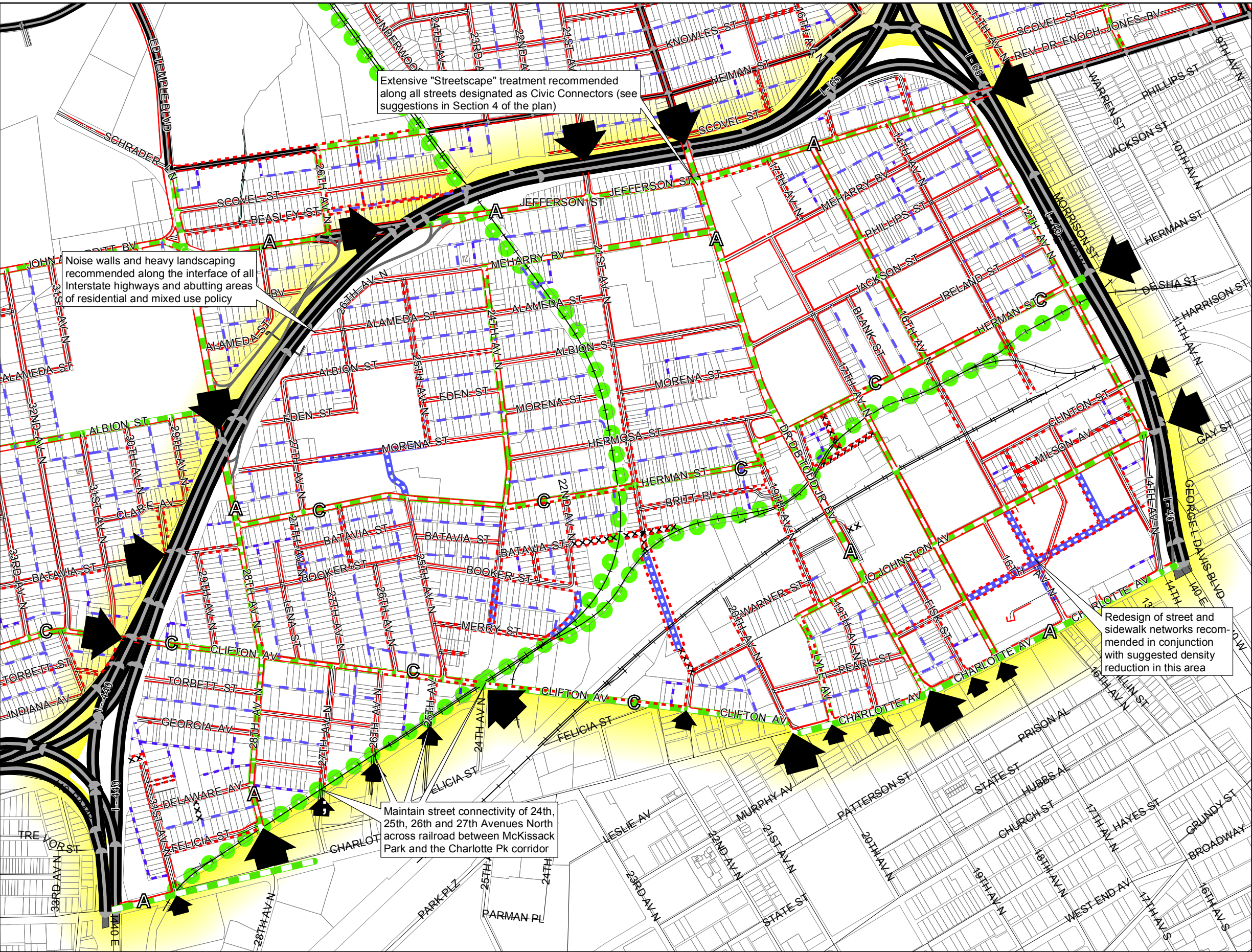


FIGURE 4
TRANSPORTATION
PLAN ELEMENT

Adopted July 24, 2003

Legend

- Existing Sidewalks (1996)
- Future Sidewalks
- Planned Greenway
- Suggested Service Lane
- Suggested New Street
- Freeway
- Arterial
- Collector
- Civic Connector *
- Local
- Ramp
- Service Lane
- Unimproved Street
- Unimproved Service Lane
- Railroad
- Property Line
- Bridge

* Note: Civic Connectors designated "A" are Arterial streets and those designated "C" are Collector streets

Neighborhood Group Boundary

Minor Entrance or Approach to Neighborhood

Major Entrance or Approach to Neighborhood

0 405 810 1,620 Feet

N

5. Concept Plan

The Concept Plan highlights the early vision for Fisk-Meharry, Hadley-Washington, McKissack Park and Watkins Park.

1. Provide more faculty and student housing options

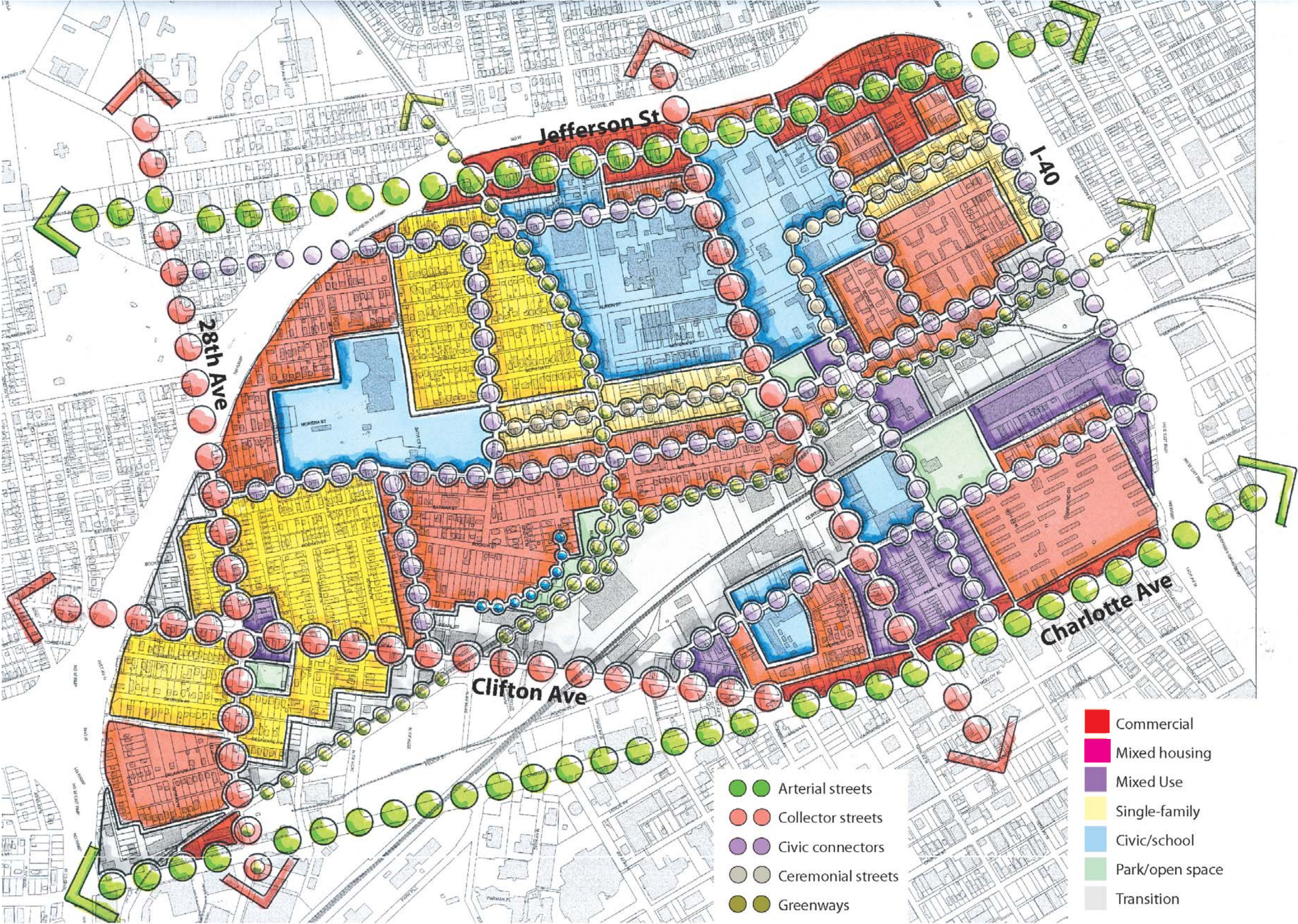
Provide additional quality housing to serve Fisk and Meharry students and faculty in locations that will encourage more walking.

2. Infill Housing

Single family detached and single family attached infill housing is recommended for the more stable residential areas.

3. Mixed Use in former industrial areas

Provide housing and commercial opportunities in mixed use buildings along the rail road.



6. Land Use Plans

The Land Use Plan establishes the various uses within each Structure Plan element in the neighborhood. Further detail is provided by matching the land use categories with the appropriate building types found in the main Subarea 8 document. Following are descriptions of detailed land use categories.

6.1 Single Family Attached or Detached

This category includes a mixture of single-family housing that varies based on the size of the lot and building placement on the lot. Detached houses are single units on a single lot (e.g. typical single family house). Attached houses are single units that are attached to other single-family houses (e.g., townhouse).

6.2 Single Family Detached

This category includes single-family housing that varies based on the size of the lot. Detached houses are single units on a single lot (e.g., typical single family house).

6.3 Mixed Housing

This category includes single-family and multifamily housing that varies based on lot size and building placement on the lot. Appropriate housing types within Mixed Housing areas include single-family homes, townhomes, apartments, and senior housing. Mixed Housing includes attached and detached housing units strategically placed throughout the neighborhood and where residents desire higher intensity development. Generally, the character (mass, placement, height) should be compatible to the existing character of the street.

6.4 Mixed Use

This category includes buildings with a horizontal and vertical mix of uses. The category encourages creating vertical mixtures for a mixed-use streetscape. This category allows residential as well as commercial uses, although it does not include single-family detached homes. This category encourages mixed-use buildings with street level retail and offices and/or residential above. In mixed-use buildings, locate retail uses at street level only; other uses may also locate at street level, but limit floors above street level to non-retail uses. Design the street level of all mixed use and non-residential building types for retail regardless of its initial use. Construct one story buildings to allow for additional floors without major structural changes to the original building when the market supports it.

6.5 Mixed Live Work

This category is primarily residential in character, allowing all housing types found in the Mixed Housing category, while providing opportunities for small commercial establishments, mostly home-based professional or retail services.

6.6 Commercial

This category includes buildings that are entirely commercial in use with no residential. It is envisioned that mixed commercial buildings (e.g. retail, office) locate shopping uses at street level and office uses on upper levels to encourage an active street life.

6. Land Use Plans (continued)

6.7 Civic or Public Benefit and Open Space

Civic or Public Benefit includes various public facilities including schools, libraries, and public service uses. Open Space, similar to the Structure Plan component, is reserved for open space intended for active and passive recreation, as well as buildings that support such open space.

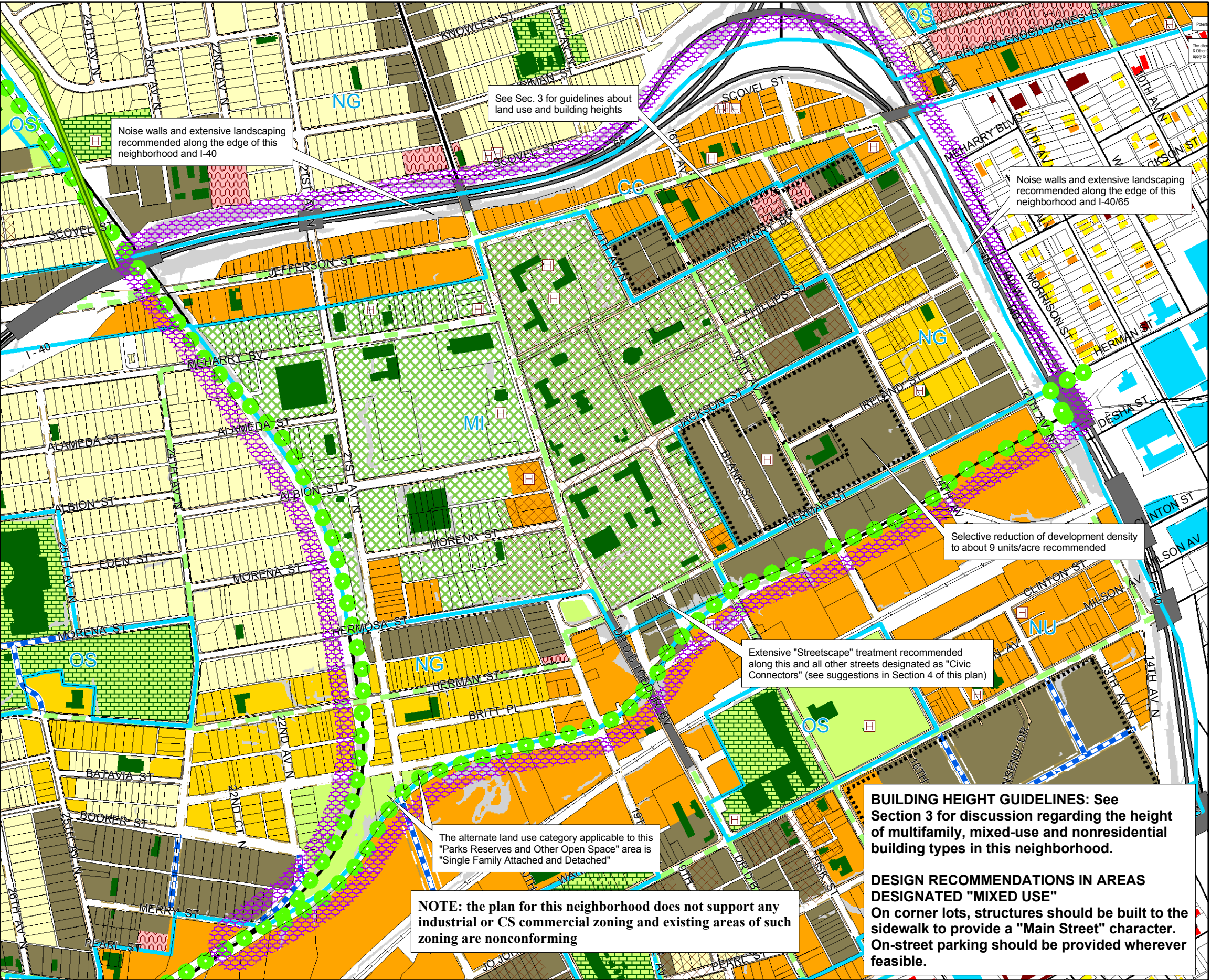
6.8 Institutional

Institutional covers large institutions and activities that are ordinarily ancillary to the principle use. The principle uses in this area include colleges and universities, major health care facilities and other large scale community services that do not pose a safety threat to the surrounding community. The ancillary uses may include different types of residential development, offices and small scale convenience services supported by the primary institutional activity.

FISK - MEHARRY

DETAILED NEIGHBORHOOD DESIGN PLAN

FIGURE E-8A
LAND USE PLAN ELEMENT
Adopted July 24, 2003



DETAILED LAND USE CATEGORIES

- Single Family Detached
- Mixed Live/Work
- Single Family Attached and Detached
- Cemetery
- Commercial
- Mixed Housing
- Mixed Use
- Parks Reserves and Other Open Space
- Institutional
- Transition or Buffer
- Civic or Public Benefit
- Office
- Light Mixed Industrial
- Heavy Mixed Industrial
- Hazardous Industrial or Mineral Extraction
- Transportation
- Utility
- Amusement or Entertainment

OTHER FEATURES

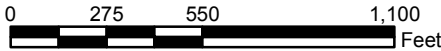
- Design Guideline Area
- Planned Greenway
- Existing Sidewalk
- Future Sidewalk
- Freeway
- Civic Connector
- Suggested New Street
- Suggested Service Lane
- Bridge
- Railroad
- Reoriented Parcel Line
- Neighborhood Boundary
- Historic District
- "Worth-of-Conservation" Area
- Historic Site
- Prominent Site
- Civic or Public Benefit Building
- Slopes 20%+

EXISTING BUILDINGS
OUTSIDE OF NEIGHBORHOOD PLAN AREAS (1996)

- Commercial
- Community Services
- Industrial
- Office or Medical
- Community Services (Open Space)
- Residential - 1 Unit
- Residential - 2 or 3 Unit
- Residential - 4 Unit+
- Residential - Nonhousehold
- Industrial Utility

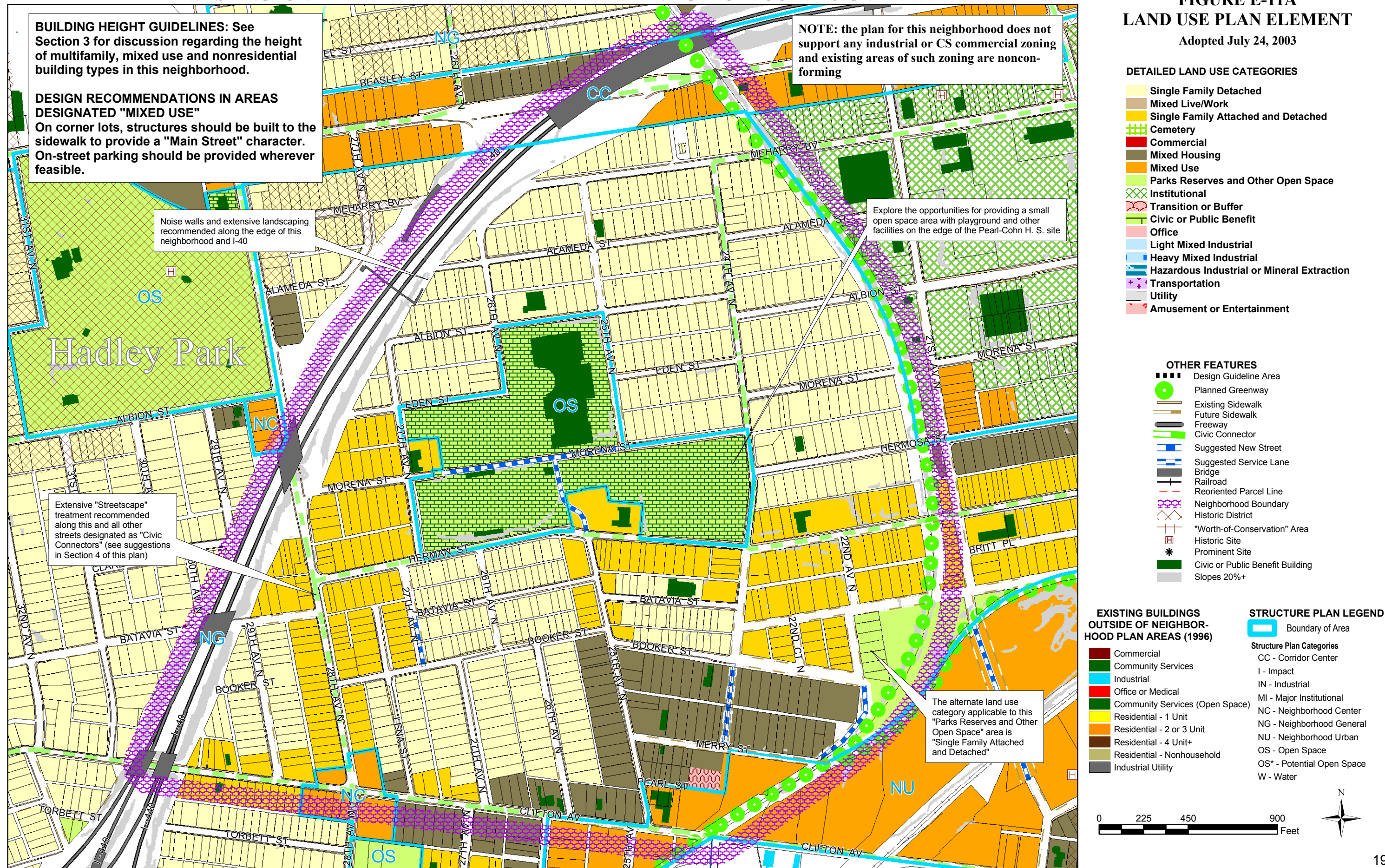
STRUCTURE PLAN LEGEND

- Boundary of Area
- Structure Plan Categories
 - CC - Corridor Center
 - I - Impact
 - IN - Industrial
 - MI - Major Institutional
 - NC - Neighborhood Center
 - NG - Neighborhood General
 - NU - Neighborhood Urban
 - OS - Open Space
 - OS* - Potential Open Space
 - W - Water



DETAILED NEIGHBORHOOD DESIGN PLAN

Adopted July 24, 2003



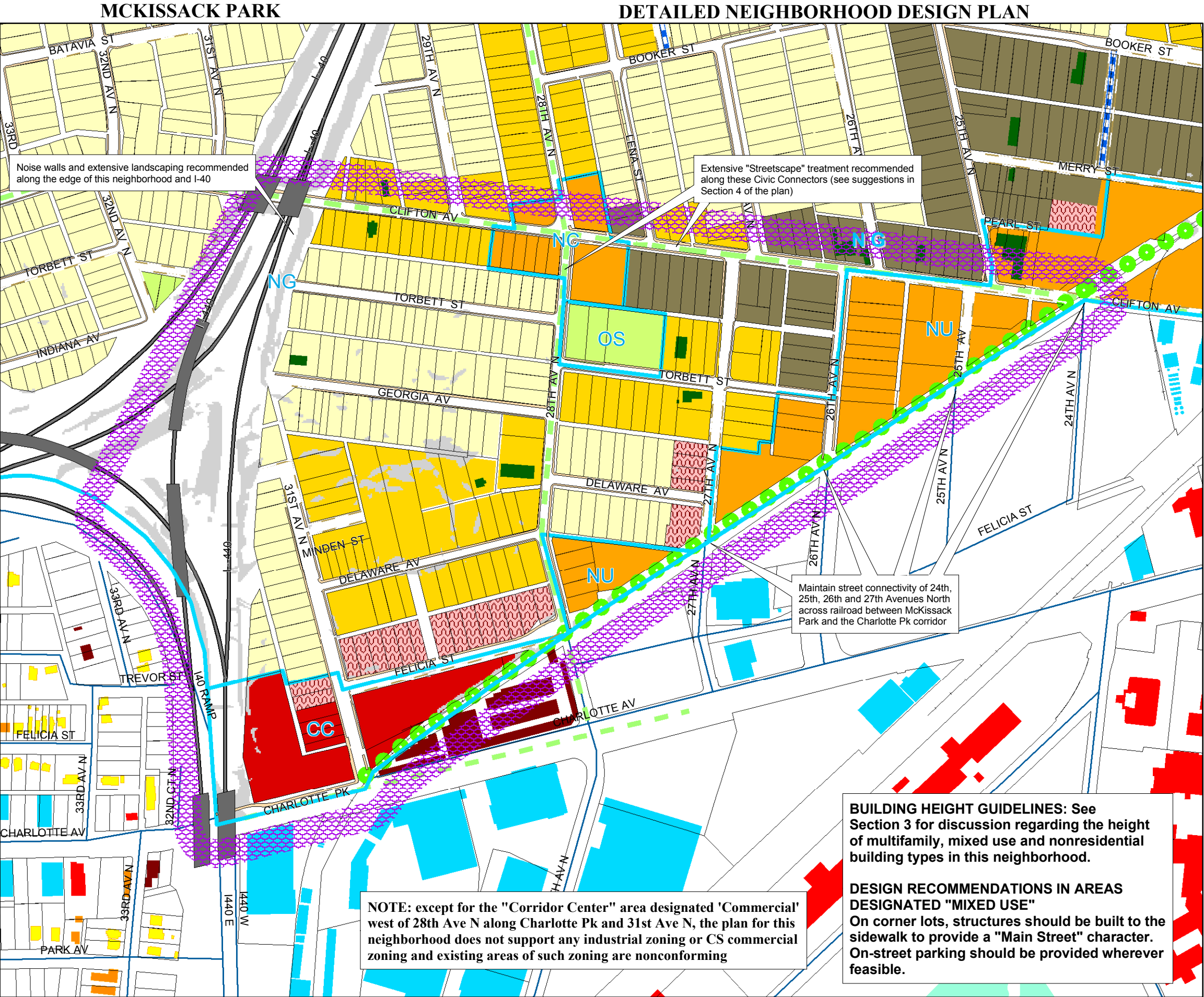


FIGURE E-13A
LAND USE PLAN ELEMENT

Adopted July 24, 2003

DETAILED LAND USE CATEGORIES

- Single Family Detached
- Mixed Live/Work
- Single Family Attached and Detached
- Cemetery
- Commercial
- Mixed Housing
- Mixed Use
- Parks Reserves and Other Open Space
- Institutional
- Transition or Buffer
- Civic or Public Benefit
- Office
- Light Mixed Industrial
- Heavy Mixed Industrial
- Hazardous Industrial or Mineral Extraction
- Transportation
- Utility
- Amusement or Entertainment

OTHER FEATURES

- Design Guideline Area
- Planned Greenway
- Existing Sidewalk
- Future Sidewalk
- Freeway
- Civic Connector
- Suggested New Street
- Suggested Service Lane
- Bridge
- Railroad
- Reoriented Parcel Line
- Neighborhood Boundary
- Historic District
- "Worth-of-Conservation" Area
- Historic Site
- Prominent Site
- Civic or Public Benefit Building
- Slopes 20%+

EXISTING BUILDINGS
OUTSIDE OF NEIGHBORHOOD PLAN AREAS (1996)

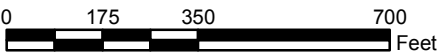
- Commercial
- Community Services
- Industrial
- Office or Medical
- Community Services (Open Space)
- Residential - 1 Unit
- Residential - 2 or 3 Unit
- Residential - 4 Unit+
- Residential - Nonhousehold
- Industrial Utility

STRUCTURE PLAN LEGEND

- Boundary of Area

Structure Plan Categories

- CC - Corridor Center
- I - Impact
- IN - Industrial
- MI - Major Institutional
- NC - Neighborhood Center
- NG - Neighborhood General
- NU - Neighborhood Urban
- OS - Open Space
- OS* - Potential Open Space
- W - Water

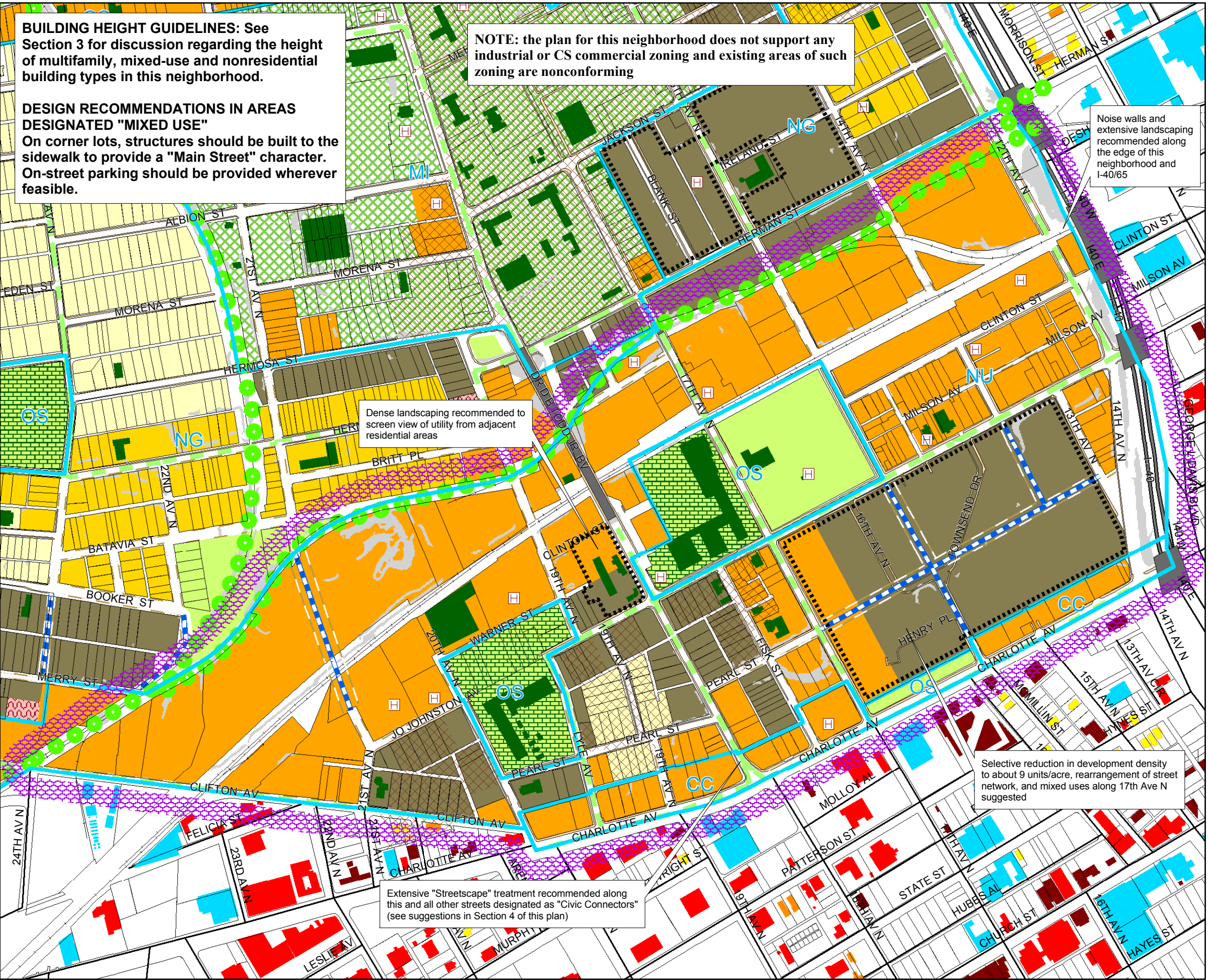


WATKINS PARK

DETAILED NEIGHBORHOOD DESIGN PLAN

FIGURE E-21A
LAND USE PLAN ELEMENT

Adopted July 24, 2003



DETAILED LAND USE CATEGORIES

- Single Family Detached
- Mixed Live/Work
- Single Family Attached and Detached
- Cemetery
- Commercial
- Mixed Housing
- Mixed Use
- Parks Reserves and Other Open Space
- Institutional
- Transition or Buffer
- Civic or Public Benefit
- Office
- Light Mixed Industrial
- Heavy Mixed Industrial
- Hazardous Industrial or Mineral Extraction
- Transportation
- Utility
- Amusement or Entertainment

OTHER FEATURES

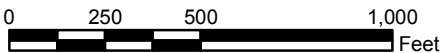
- Design Guideline Area
- Planned Greenway
- Existing Sidewalk
- Future Sidewalk
- Freeway
- Civic Connector
- Suggested New Street
- Suggested Service Lane
- Bridge
- Railroad
- Reoriented Parcel Line
- Neighborhood Boundary
- Historic District
- "Worth-of-Conservation" Area
- Historic Site
- Prominent Site
- Civic or Public Benefit Building
- Slopes 20%+

EXISTING BUILDINGS
OUTSIDE OF NEIGHBORHOOD PLAN AREAS (1996)

- Commercial
- Community Services
- Industrial
- Office or Medical
- Community Services (Open Space)
- Residential - 1 Unit
- Residential - 2 or 3 Unit
- Residential - 4 Unit+
- Residential - Nonhousehold
- Industrial Utility

STRUCTURE PLAN LEGEND

- Boundary of Area
- Structure Plan Categories
 - CC - Corridor Center
 - I - Impact
 - IN - Industrial
 - MI - Major Institutional
 - NC - Neighborhood Center
 - NG - Neighborhood General
 - NU - Neighborhood Urban
 - OS - Open Space
 - OS* - Potential Open Space
 - W - Water



Detailed Neighborhood Design Plan for Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park

7. Details

This component of the Detailed Neighborhood Design Plan describes in further detail the vision for specific areas within the overall plan area. This plan focuses on development scenarios for the potential redevelopment of six areas in the neighborhoods.

It is critical to note that development scenarios are examples of what the land use policy would support in the specific area and are intended to show possible improvements. These development scenarios are not, and should not be seen as, actual development plans.

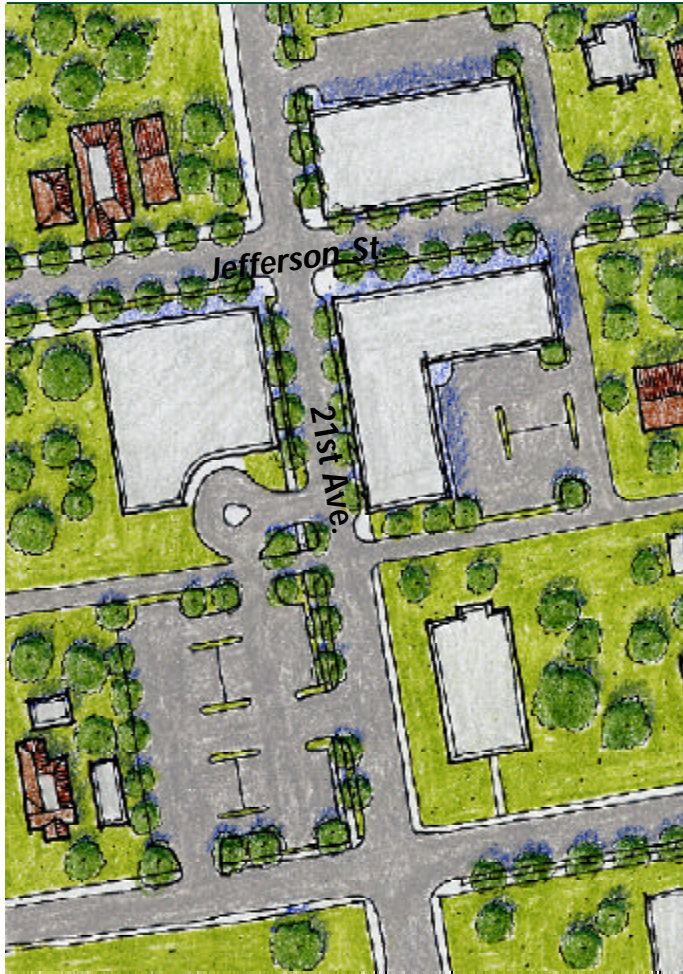


Fig. 5 Possible layout for Jefferson St./21st Ave.



Fig. 6 Possible Neighborhood Center for 16th Ave./Herman St.

Jefferson Street

Jefferson Street offers opportunities for a variety of mixed-use development that includes medical offices, residential and retail. Figure 5 shows the type of development the Mixed Use land use category policy would support not only at this location, but also along the remainder of Jefferson Street.

The detail shows that opportunities exist for new medical buildings that could also include residential and retail uses at the corner of Jefferson Street and 21st Avenue North. Many of the lots shown in the detail are currently vacant or underutilized. The detail focuses on placing new buildings adjacent to the sidewalk and provides street trees to make pedestrians more comfortable.

The detail acknowledges the need for additional parking to support business. It places parking behind buildings in order to ensure that all future buildings will form a wall that will line the street with few parking lot interruptions.

16th Avenue

Figure 6 shows the northeast and northwest corners of the intersection of 16th Avenue and Herman Street, a mixed use area between Fisk University and the mixed housing area to the west. This mixed use area could provide the local university and residential population with neighborhood scale services.

12th Avenue North

Development along the west side of 12th Avenue North currently includes a church, an apartment building and a few houses (see Figure 9). Most of the inhabited buildings are located near the Jefferson Street intersection. Several vacant lots and one boarded up building line the southern end of the street as it approaches the railroad.

The street abuts Interstate 40, however, the property elevation is high enough to provide some buffer to the sound from the freeway. The elevation shown in Figure 7 below provides an amazing view of the downtown Nashville

skyline, which should make multiple story buildings that capture these views desirable (see Figure 8). The higher intensity housing along 12 Avenue North also increases the sound buffer between Interstate 40 and the remaining single family homes to the west in the Fisk-Meharry neighborhood.

The detail shows that the DNDP supports a variety of residential building types to fill in the vacant properties along 12th Avenue North. It supports buildings of three and four stories as well as smaller townhouse/attached housing.



Fig. 7 Possible elevation for development on the west side of 12th Avenue North

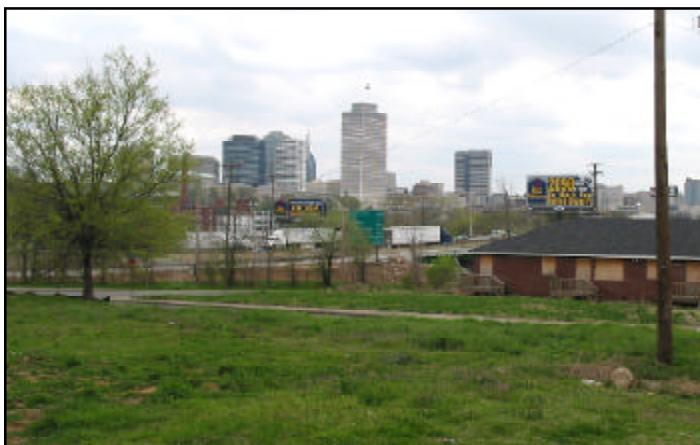


Fig. 8 Existing condition looking toward downtown from 12th Ave.



Fig. 9 Existing condition looking south along 12th Ave.

Detailed Neighborhood Design Plan for Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park

Booker Street-Merry Street Area

The Merry Street, Booker Street, Pearl Street area located just east of 25th Avenue North currently includes vacant lots (see Figure 10) and dilapidated buildings that attract crime and other undesirable activities according to neighbors.

The detail shown for this area in Figure 11 shows how new higher intensity housing could mix with additional single family housing and open space. It also adds street connections. Booker currently doglegs into 22nd Avenue and Merry Street dead ends at the railroad.

The transportation plan recommends that 24th Avenue extend from Booker Street to Merry Street. It also recommends extending Merry Street along the edge of the railroad and north to connect to the 22nd Avenue-Booker Street intersection.

This detail shows how open space might work on the east side of 22nd Avenue and the Merry

Street extension and west of the railroad. This open space is important because it includes the intersection of the two proposed greenways – one that leads to downtown and the Bicentennial Mall and one that follows the Ashland City Railroad path through North Nashville and eventually to the Cumberland River.



Fig. 10 Existing condition for Merry St.

Fig. 11 Possible site plan

- 25th Ave.
- Batavia St.
- Booker St.
- Merry St.



Charlotte Avenue

Highway commercial, automobile oriented uses dominate the landscape along Charlotte Avenue today (see Figure 14). The plan calls for Mixed Use along this corridor and encourages new development that includes residential and commercial with a pedestrian friendly design.

The detail shows in Figure 12 an example of what that might look like on the northwest corner of the intersection of Charlotte Avenue

and 17th Avenue North in Watkins Park. The building sits across the street from the small liner park along Charlotte Avenue at the John Henry Hale Homes.

New construction along Charlotte should include a mixture of uses, make it easier and more comfortable for people to walk from building to building and provide new places for people to live in an urban setting.



Fig. 12 Possible building for the northwest corner of 17th Ave./Charlotte Ave.



Fig. 13 Looking east on Charlotte Ave.



Fig. 14 Looking west on Charlotte Ave.

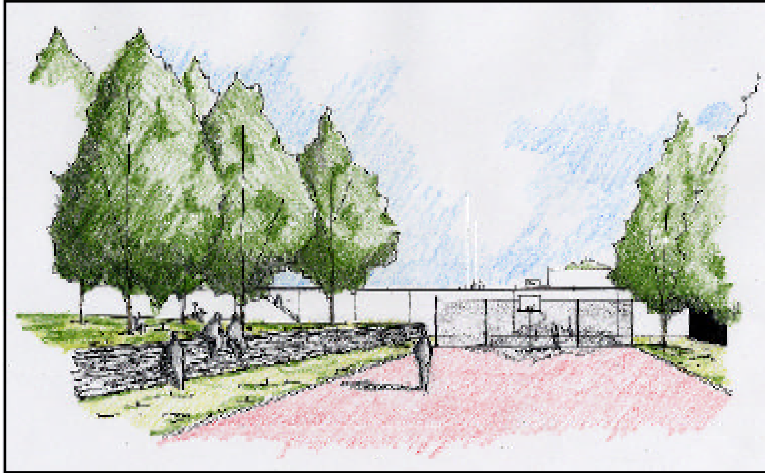


Fig. 15 Possible Jubilee Bridge Park



Fig. 16 Looking west at D.B. Todd Blvd.

Jubilee Bridge Park

Public park space is more difficult to come by on the north side of the railroad tracks in the Fisk-Meharry neighborhood. Small pocket parks are rare, although the Fisk and Meharry campuses do provide large open space areas. The property located at the foot of the Jubilee Bridge on D.B. Todd Boulevard currently is home to an underutilized parking lot.

The detail shown in Figure 15 shows what a small pocket park would look like in this location. Due to its location against the elevated boulevard (see Figure 16), the design of the park is important in determining how safe it will be. The design would encourage new development around that park that provide security and neighborhood surveillance. The park could attract neighborhood residents as well as students from Fisk and Meharry.

8. Actions

In addition to the findings and recommendations generated during the detailed neighborhood design planning process, the community identified the following issues in each of the neighborhoods during the *The Plan for Subarea 8: The North Nashville Community (Community Plan)*.

8.1 Plans and Studies

A. Inventory vacant, abandoned, and substandard buildings and determine an appropriate course of action for each building, with particular emphasis on those that are not secure, are dilapidated, and/or are structurally sound but are in need of substantial repair. Judiciously enforce building codes, drawing on public and private resources to provide assistance to those without adequate means to manage the social and economical impacts of such enforcement. Remedial action was suggested for several buildings, in particular, during the preparation of the Community Plan, as follows:

- The apartment building at the corner of 12th Avenue North and Ireland Street - **Fisk-Meharry**
- Otey's grocery on Jefferson Street [is being addressed] - **Fisk-Meharry**
- Historic landmark buildings on Fisk Campus - **Fisk-Meharry**

B. Institute a comprehensive process for identifying and quickly initiating remedial action toward chronically unmaintained public and private property. For starters, the following specific location noted during the preparation of *Community Plan* as needing improved maintenance and upkeep should be investigated and appropriate steps taken, as warranted, to ensure adequate ongoing maintenance.

- The Cheatham County railroad right-of-way - **Fisk-Meharry, Hadley-Washington, McKissack Park, Watkins Park**

C. Document the extent of the noise problem along the sections of Interstates 40 and 65 adjacent to areas designated Neighborhood General and Neighborhood Urban on the structure plan presented in Section 3.3.01 of *Community Plan* and initiate an effort to provide sound barriers as needed pursuant to the study.

- **Fisk-Meharry, Hadley-Washington**

D. Conduct feasibility studies and, if feasible, prepare concept design plans for the following planned and proposed greenways.

- The concept greenway along the Cheatham County railroad - **Fisk-Meharry, Hadley-Washington, McKissack Park, Watkins Park**

E. Evaluate and determine the appropriate course of action for the following specific proposals made during the preparation of *Community Plan* aimed at improving the connectivity and convenience of the transportation system.

- Connect 21st Avenue North between its termini south of Batavia Street and north of Jo Johnston Avenue to provide a through movement to Charlotte Pike - **Fisk-Meharry**
- Extend 23rd Avenue North south of Heiman Street to Jefferson Street- **Fisk-Meharry**
- Improve Cheatham Co. railroad bridges/underpasses at Alameda Street, Albion Street and Meharry Boulevard- **Fisk-Meharry**
- Consider connecting Batavia Street from 22nd Avenue North across the Cheatham County railroad to its terminus at 21st Avenue North- **Fisk-Meharry**

Detailed Neighborhood Design Plan for Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park

- Improve the Cheatham County railroad bridges/underpasses at Alameda Street, Albion Street and Meharry Boulevard – **Hadley-Washington**
- Connect 28th Avenue North south of Charlotte Pike with 31st Avenue North [this project is outside of Subarea 8 but affects access to it] – **Hadley-Washington**
- Improve for safer traffic flow and attractiveness 28th Avenue North from Charlotte Pike to Herman Street CIB 99PW006 (partly outside of Subarea 8) [Note: the nature of improvements to 28th Avenue North is a very contentious issue. There is both support and strong opposition within the community to widening this street and what is planned for this street segment is unlikely to be resolved in the near future.] – **Hadley-Washington**
- Consider the merits of reopening the segments of Morena Street and/or 25th Avenue North that were closed when the new high school was constructed – **Hadley-Washington**
- Consider connecting Batavia Street from 22nd Avenue North across the Cheatham Co. railroad to its terminus at 21st Avenue North – **Hadley-Washington**
- Connect 28th Avenue North south of Charlotte Pike with 31st Avenue North [this project is outside of Subarea 8 but affects access to it] – **McKissack Park**
- Improve for safer traffic flow and attractiveness 28th Avenue North from Charlotte Pike to Herman Street CIB 99PW006 (partly outside of Subarea 8) [Note: the nature of improvements to 28th Avenue North is a very contentious issue. There is both support and strong opposition within the community to widening this street and what is planned for this street segment is unlikely to be resolved in the near future.] – **McKissack Park**
- Connect 21st Avenue North between its termini south of Batavia Street and north of Jo Johnston Avenue to provide a through movement to Charlotte Pike – **Watkins Park**

F. Explore the feasibility and desirability of incorporating the Cheatham County railroad into the mass transit system for North Nashville as a trolley or other fixed-guideway route. – **Fisk-Meharry, Hadley-Washington**

G. In the event that the Cheatham County railroad ceases operation; evaluate the use of all or part of the corridor for fixed-route trolley service as part of the transit system and/or road extensions to improve connectivity and circulation within and among the adjoining neighborhoods along the route. – **Fisk-Meharry, Hadley-Washington, McKissack Park, Watkins Park**

H. Prepare detailed site plans for the reduction of density at the John Henry Hale, Andrew Jackson Court, and Cumberland View housing complexes. – **Fisk-Meharry**

I. Establish and apply general streetscape design guidelines that address the street, the parking area, the planting strip between the curb and sidewalk, the sidewalk and the setback area and front of buildings. These design guidelines should strive for enhanced design of the more important streets within the community and its neighborhoods, identified as “civic connectors” in the plan, that results in streets that are distinctly more attractive and appealing than the typical local streets. Specific landscaping-related proposals made during the preparation of *Community Plan* that should be evaluated and acted on are as follows.

- Plant trees along the interstates– **Fisk-Meharry**
- Beautify railroad overpass over Jefferson Street near 24th Avenue North– **Fisk-Meharry**
- Beautify along 28th Avenue North – **Hadley-Washington**
- Plant trees along the interstates – **Hadley-Washington**
- Beautify railroad overpass over Jefferson Street near 24th Avenue North – **Hadley-Washington**
- Beautify along 28th Avenue North – **McKissack Park**

Detailed Neighborhood Design Plan for Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park

- Plant trees along the interstates – **McKissack Park**

J. Evaluate the following specific proposals made during the preparation of the *Community Plan* and determine the appropriate course of follow-up action to take.

- Study the possibility of developing a part of the Pearl-Cohn site as a historical park and recreational area, memorializing the historical institutions and individuals of the North Nashville community. – **Hadley-Washington**

K. Prepare master site plans for all of the existing parks [note: this effort should follow and be guided by the new plan prepared for the county-wide parks and recreation system]. – **McKissack Park, Watkins Park**

8.2 Programs and Projects

A. Enhance and improve lighting, especially in alleys. Work with Nashville Electric Service (NES) on providing alley lighting as a public service rather than an item for which the homeowner is charged extra. Several specific locations proposed for lighting or improved lighting during the preparation of *Community Plan* that should be evaluated and improved as needed include the following:

- Along 12th Avenue North south of Jefferson Street – **Fisk-Meharry**
- The 1800 block of Hermosa Street – **Fisk-Meharry**
- Around the Jefferson Street underpass under I-40 – **Hadley-Washington**
- All alleys in the vicinity of Pearl-Cohn high school – **Hadley-Washington**

B. Investigate possible traffic hazards noted during preparation of the *Community Plan* and participate in the Nashville Neighborhood Traffic Management (“traffic calming”) program to alleviate traffic safety problems such as speeding on neighborhood streets and running stop signs. A number of specific improvements were suggested to respond to various traffic safety concerns throughout the community. These proposals should be evaluated and those deemed to be warranted should be provided. The proposals are as follows:

- Investigate whether semi-truck traffic should be on 14th Avenue North between Jefferson Street and Herman Street – **Fisk-Meharry**
- Investigate warrants for railroad signals at the railroad crossing on Herman St. west of 21st Avenue North – **Fisk-Meharry, Hadley-Washington**

C. Construct needed improvements to the street system including those recommended in the *Jefferson Street Corridor Study (1996)* CIB 00PW013 and the consensus improvement recommendations in the study conducted by the Tennessee Department of Transportation (*North Nashville General Access Study*) that focus on improving accessibility between Jefferson Street and the university/medical/West End areas to the south. – **Fisk-Meharry, Hadley-Washington, McKissack Park, Watkins Park**

D. Pave or upgrade substandard streets and alleys. Specific proposals made during the preparation of the *Community Plan* included the following.

- Repave the 1800 block of Hermosa Street – **Fisk-Meharry**

E. Create and maintain an inventory of vacant sites planned for mixed-use and commercial development. This inventory should be organized so that sites can be queried by planning

Detailed Neighborhood Design Plan for Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park

neighborhoods and by planned building typologies. Particular locations proposed during the preparation of the *Community Plan* for new shopping and mixed use development include the following:

- Laundromat in the vicinity of the Andrew Jackson Court housing complex – **Fisk-Meharry**
- Best location for a major grocery and pharmacy on Jefferson Street between 18th & 28th Avenues North – **Fisk-Meharry**
- Best location for a major grocery and pharmacy on Jefferson St. between 18th & 28th Avenues North – **Hadley-Washington**

F. Undertake the Jefferson Street Neighborhood Commercial Revitalization project CIB 91HA004A. – **Fisk-Meharry, Hadley-Washington**

G. Construct the North Nashville Transfer Station CIB 98MT001. – **Fisk-Meharry**

H. Undertake the following project:

- Build a storage facility near Metro General Hospital at 1005 Dr. D.B. Todd Jr. Boulevard CIB 00Gh001 – **Fisk-Meharry**

I. Undertake the Jefferson Street Neighborhood Commercial Revitalization project CIB 91HA004A. – **Hadley-Washington**

J. Evaluate the following specific proposals for improving community and neighborhood safety made during the preparation of the *Community Plan* and determine the appropriate course of action to respond to each suggestion.

- Increase the level of police protection at Pearl-Cohn high school sporting events - **Hadley-Washington**

K. Construct new sidewalks and reconstruct dilapidated ones where they are needed throughout the community. (these improvement needs should be identified as part of the sidewalk audit to be conducted during the latter part of 2001). Specific proposals made during the preparation of the *Community Plan* include the following.

- Provide sidewalks on both sides of 25th Avenue North as needed - **Hadley-Washington**
- Provide sidewalks where needed in the area between 28th Avenue North and the Cheatham County railroad from Herman Street south to Charlotte Pike [note: some of this area is outside of Subarea 8] - **Hadley-Washington, McKissack Park**

L. Straighten the dog-leg in 25th Avenue North at Clifton Street to improve 25th/26th Avenues North as a connection from the Pearl-Cohn area to Charlotte Pike - **Hadley-Washington, McKissack Park**

M. Construct a new road connecting Merry Street to Booker Street as proposed in the Canby Court Study (Reflected in the Transportation Plan). - **Hadley-Washington**

N. Construct the 26th, 27th and 28th Avenues North intersection improvements CIB 97PW061. - **Hadley-Washington, McKissack Park**

Detailed Neighborhood Design Plan for Fisk-Meharry, Hadley-Washington, McKissack Park & Watkins Park

O. Prepare detailed site plans for the reduction of density at the John Henry Hale, Andrew Jackson Court, and Cumberland View housing complexes – **Watkins Park**

P. Undertake the following project:

- Modernize Head Middle Magnet at 500 20th Avenue North, CIB 97BE038 – **Watkins Park**

Q. Undertake the following project:

- Construct a swimming pool and provide lighting at Watkins Park CIB 92PR0A03 and expand community center to accommodate library needs CIB 00PR005 – **Watkins Park**